| 150.0 | 0008 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 931,900 / 931,900 |
| | | | | | USE VALUE: | 931,900 / 931,900 |
| | | | | | ASSESSED: | 931,900 / 931,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 24 | | GRAND VIEW RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | THOMAS RYAN & DEVON |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 24 GRAND VIEW RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KOVICH JOHN N/ ESTATE - |
| Owner 2: | KOVICH JOHN J/ PERSONAL REP - |
| Street 1: | 24 GRAND VIEW RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Theresa N Kovic

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10965.000 | 328,500 | 4,200 | 599,200 | 931,900 |
| Total Card | 0.252 | 328,500 | 4,200 | 599,200 | 931,900 |
| Total Parcel | 0.252 | 328,500 | 4,200 | 599,200 | 931,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 571.72 /Parcel: 571.72

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 99654

**GIS Ref**

**GIS Ref**

**Insp Date** 05/04/18

!11804!

## PREVIOUS ASSESSMENT

Parcel ID: 150.0-0008-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 328,500 | 4200 | 10,965. | 599,200 | 931,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 309,400 | 4200 | 10,965. | 599,200 | 912,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 309,500 | 4200 | 10,965. | 599,200 | 912,900 | 912,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 268,700 | 4300 | 10,965. | 561,700 | 834,700 | 834,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,700 | 4300 | 10,965. | 464,300 | 737,300 | 737,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,700 | 4300 | 10,965. | 426,900 | 699,900 | 699,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 268,700 | 4300 | 10,965. | 389,500 | 662,500 | 662,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 239,200 | 4400 | 10,965. | 382,000 | 625,600 | 625,600 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 13:08:31 |

## LAST REV

| Date | Time |
|---|---|
| 09/16/21 | 17:54:40 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11804

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KOVICH JOHN N/ | 78222-362 | | 7/12/2021 | | 1,150,250 | No | No | | |
| | 10045-203 | | 5/31/1962 | | | No | No | | John N Kovich dod 10/30/2019 |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99654 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/1/1996 | 154 | | 3,500 | | | | | 12 FT GAZEBO |
| 9/9/1992 | 424 | | 10,000 | | | | | 8X14 PORCH+4X5 BAT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/16/2021 | SQ Mailed | JO | Jenny O |
| 5/4/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/31/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/10/2001 | Inspected | PM | Peter M |
| 11/30/1999 | Mailer Sent | | |
| 11/23/1999 | Measured | 268 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10965 | | Sq. Ft. | Site | | 0 | 80. | 0.68 | 9 | | | | | | | | | 599,163 | | | | | | 599,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.25172 | Total SF/SM: | 10965 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 599,163 | Spl Credit | | Total: | 599,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1935 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29417181 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 172.093 |
| Other Features: | 80500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 446271 |
| Depreciation: | 117815 |
| Depreciated Total: | 328455 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

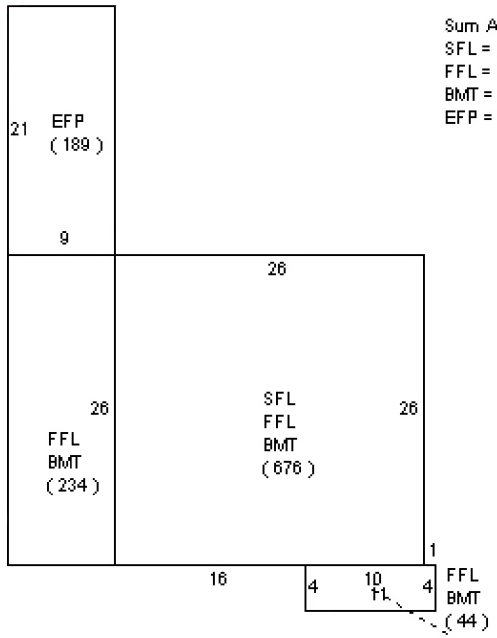
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 189.30 |
| Special Features: | 0 | Val/Su Net: | 129.59 |
| Final Total: | 328500 | Val/Su SzAd | 201.53 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 954 | 172.090 | 164,176 |
| BMT | Basement | 716 | 51.630 | 36,940 |
| SFL | Second Floor | 676 | 172.090 | 116,335 |
| EFP | Enclos Porch | 189 | 41.010 | 7,750 |

| Net Sketched Area: | 2,535 | Total: | 325,201 |
|---|---|---|---|
| Size Ad | 1630 | Gross Area | 2773 | FinArea | 1630 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 75 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 16X20 | A | AV | 1995 | 3.42 | T | 19.2 | 101 | | | 900 | | | 900 |
| 14 | Open Porch | D | Y | 1 | 12X12 | A | AV | 1995 | 27.96 | T | 19.2 | 101 | | | 3,300 | | | 3,300 |

## PARCEL ID

150.0-0008-0001.0

| More: | N | Total Yard Items: | 4,200 | Total Special Featues: | | Total: | 4,200 |
|---|---|---|---|---|---|---|---|